LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ATLANTA, GA

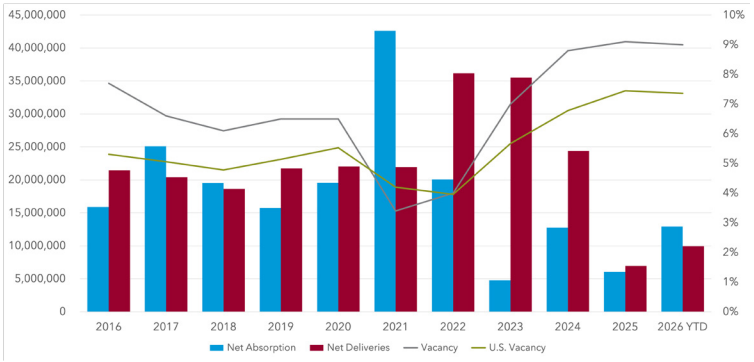
INDUSTRIAL MARKET OVERVIEW

KATE HUNT, *Research Director*

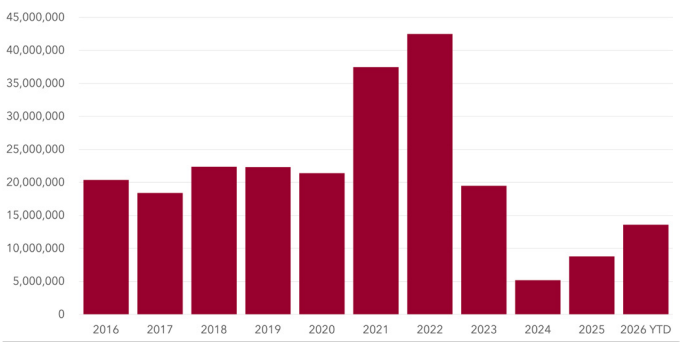
Atlanta's industrial market reached new heights in Q3, posting its strongest leasing quarter on record. Tenants signed nearly 20 million square feet, including three new leases of at least 1 million square feet. New leasing, rather than renewals, drove the record, though many deals closed as the quarter drew to a close and have not yet fully appeared in occupancy data. Net absorption reached a healthy 2.6 million square feet, while vacancy edged up 10 basis points to 9.0% as 2.7 million square feet delivered. Eleven groundbreakings added nearly 4 million square feet to the pipeline. Asking rents rose modestly to $8.49 per square foot, with strong leasing pointing to above-average occupancy gains in the months ahead.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	15,355,194	14,758,574	10,876,289	6,057,640	6,668,822
▲ Vacancy Rate	9.0%	8.9%	8.6%	9.1%	9.5%
▲ Avg NNN Asking Rate PSF	$8.49	$8.39	$8.08	$8.12	$8.01
▲ Sale Price PSF	$137	$126	$118	$118	$118
▲ Cap Rate	6.6%	6.5%	5.8%	6.6%	5.8%
▲ Under Construction SF	13,602,922	12,232,744	11,297,475	8,793,256	6,161,216
▲ Inventory SF	918,576,926	910,995,224	901,499,542	899,878,272	904,933,801

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
830 Ga-42 McDonough, GA	1,116,350 SF	$90,000,137 $80.62 PSF	Highline Warren Zinus	Class B
200 Metcalf Rd Extension Forest Park, GA	910,000 SF	$135,250,000 $148.63 PSF	Digital Realty Trust, Inc. TA Realty	Class A
502 Valentine Industrial Pkwy Ext Pendergrass, GA	800,590 SF	$76,600,000 $95.68 PSF	Ares Management Corporation Affinius Capital LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4505 Derrick Industrial Pky Atlanta, GA	1,039,574 SF	Majestic Realty Co.	Confidential	Confidential
646 Parker Industrial Rd Pendergrass, GA	1,017,900 SF	CBRE Investment Management & Trammell Crow Company	TikTok	Online Retailers & Marketplaces
700 Price Dr Locust Grove, GA	1,000,993 SF	Manulife Investment Man- agement	Google	Computer Processing

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